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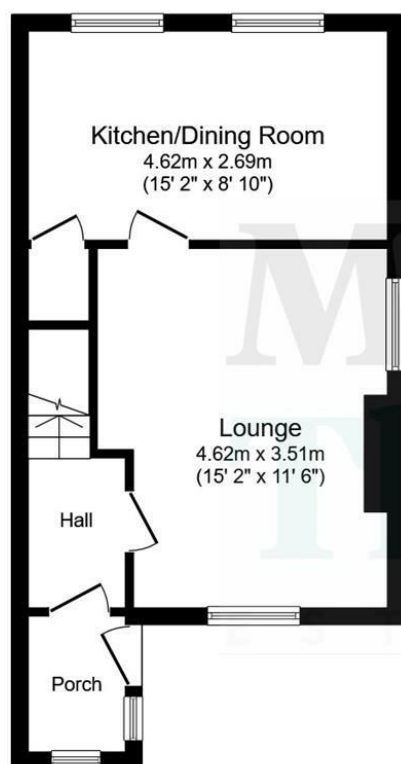
## Camp Hill, Scammonden Huddersfield,

**Offers in the region of  
£325,000**

This characterful end terraced cottage has three double bedrooms and enjoys superb long distance views, particularly from the top floor. It enjoys a semi-rural setting, but is still a convenient commuting base for the nearby M62. The accommodation is arranged over three floors and comprises an entrance porch, living room with exposed fireplace and multi-fuel stove, rear dining kitchen with electric range style cooker and a useful vaulted cellar. On the first floor are two double bedrooms and a bathroom. On the top floor is the final double bedroom with an enviable long distance view and an en suite bathroom. The property has an oil-fired heating system and uPVC double-glazed windows. Externally, the garden is enclosed with a paved seating area, lawn and timber summerhouse. There is an off-road parking space. The property has the added advantage of being offered with no chain involvement.

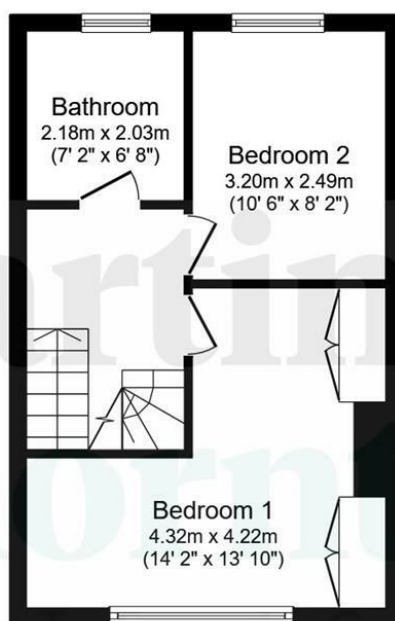
# Camp Hill, Scammonden Huddersfield,

## Floorplan



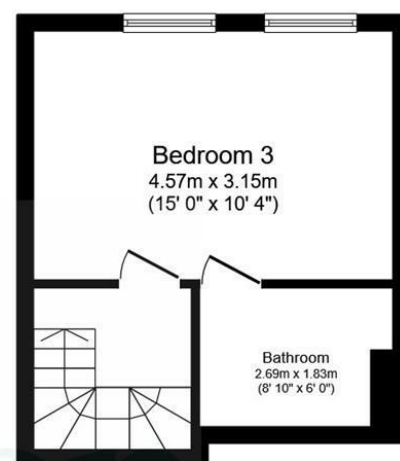
**Ground Floor**

Floor area 36.6 sq.m. (394 sq.ft.)



**First Floor**

Floor area 34.3 sq.m. (369 sq.ft.)



**Second Floor**

Floor area 24.1 sq.m. (260 sq.ft.)

Total floor area: 95.0 sq.m. (1,022 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Camp Hill, Scammonden Huddersfield,

## Details



### Entrance Porch

An external timber door with a leaded double-glazed panel gives access into the entrance porch. It is particularly light and bright with a dual aspect, having uPVC windows to the front and side with pleasant views over open countryside. There is floor tiling and space storing shoes and coats, etc. A timber and glazed door leads into the hallway.



### Hallway

The hallway has a timber panelled ceiling, an exposed beam and coat hooks. A high level stripped timber storage cupboard houses the fuse board. There is also a period style radiator and exposed stonework. A staircase rises to the first floor accommodation and a door leads into the living room.

### Living Room

This light and bright reception room is positioned at the front of the cottage and enjoys a dual aspect with front and side uPVC windows. The front window is leaded and the circular side window enjoys a very pleasant outlook across open fields. The room is particularly characterful with exposed stonework, a timber panelled ceiling and exposed beams. The centrepiece of the room is the floor-to-ceiling stone fireplace with a deep stone flagged hearth, home to a multi-fuel stove. There is a window seat to the front elevation with an exposed stone mullion, various sockets and switches, provision for a wall-mounted TV and two period style radiators. A latched and braced door leads through to the dining kitchen.





# Camp Hill, Scammonden Huddersfield,

## Details



### Dining Kitchen

This characterful room has slate flooring, twin rear uPVC windows with deep stone flagged sills, enjoying a view across and down the valley. There are base units with woodblock worktops, a rectangular sink, plumbing for a dishwasher and space for freestanding appliances. The centrepiece is the Everhot electric range style cooker with induction hotplate and ovens beneath. There is space for a freestanding fridge freezer, room for a formal dining/bistro table and exposed beams to the ceiling. There is also a period style radiator and steps leading down to the cellar.

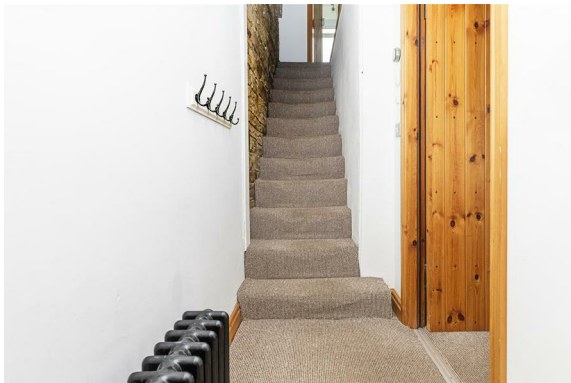


### Cellar

The vaulted cellar is an ideal utility room with handy shelving and plumbing for an automatic washing machine.

### First Floor Landing

From the entrance hall, the staircase rises to the first floor landing with exposed stonework and a display alcove. A further staircase leads up to bedroom three.



# Camp Hill, Scammonden Huddersfield,

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### Bedroom One

This double bedroom is light and bright with a wonderful bank of mullioned uPVC windows with exposed stonework to the front elevation. Upon a recessed stone hearth is a Hobbit Salamander stove. There are built-in wardrobes with hanging rails, shelving and drawers. The room can accommodate further furniture and has a period style radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window enjoying superb views from its elevated position. There is plenty of space for furniture and a radiator.



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### Bathroom

The bathroom has a three-piece suite comprising a roll-top bath with claw feet, an overhead waterfall style shower fitting and a hand-held shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a towel heater, an extractor fan and a rear uPVC window with a lovely view.



### Top Floor Accommodation

From the first floor landing, the staircase rises to the top floor where the third bedroom and en suite can be found.



### Bedroom Three

Buyers may decide to utilise this as a master bedroom as it enjoys superb long distance views from its elevated position, enhanced by the large uPVC windows which flood this room with natural lighting. There is LED lighting, two period style radiators and access to the en suite bathroom.

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### En Suite Bathroom

This room has a cast iron bath with feature taps, a circular hand wash basin with feature mixer tap set to a unit with drawers and a low-level WC. This room has exposed stonework, appropriate brick style tiled surrounds, floor tiling, a period style radiator and a heated towel rail. It has ceiling downlighting.



### External Details

The garden is enclosed by perimeter walling and fencing with a paved seating area, which can be a real sun trap, and a feature stone built barbecue. A stone flagged pathway has lawned sections on either side. In the far corner is a timber summerhouse with twin glazed doors, power and lighting. Adjoining this is a useful storage shed. At the far end is a timber fence and gate and our clients park adjacent to this, off-road. At the rear of the cottage is the oil tank and boiler for the heating system.



### Tenure

The vendor informs us the property is freehold.

# Camp Hill, Scammonden Huddersfield,

Directions

